

London Road, Langley, Berkshire, SL3 8QX

£650,000

Freehold

**b simmons**

T: 01753 545 555 [bsimmons.co.uk](http://bsimmons.co.uk)



B Simmons are proud to present to the market this well presented extended semi-detached family home situated on the ever popular London Road. The property benefits from having a south facing rear garden, an abundance of driveway parking and the addition of an annexe. An internal viewing is highly recommended.

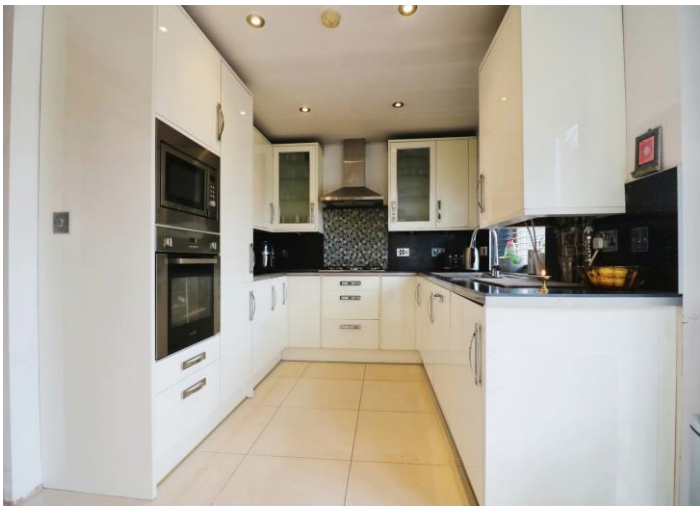
As you enter through the front door you walk into an inviting entrance hallway with stairs leading to the first floor and under floor heating. Adjoining doors provide access into a downstairs shower room, an open plan living / dining room with a bay window to the front and beautiful porcelain style tiled floors throughout. Double doors continue through to a spacious modern fitted kitchen overlooking the rear garden with French doors providing access. On the first floor there are three well proportioned bedrooms and a family bathroom fitted with a white suite. Outside there is a south facing rear garden measuring approximately 75ft, predominantly laid to block paving with a small area laid to lawn and easy to maintain. An outbuilding has been built at the bottom of the garden which has been used as a studio annexe and has an open plan living room / bedroom with an ensuite shower room. To the front the garden has been laid to block paving providing ample driveway parking.

The property offers easy access to all major routes, amenities and bus routes - A4/A40/M4/M25/M40, Slough Central, Slough Trading Estate, Wexham Hospital and London Heathrow. Within approximately 1.6 Miles from Langley railway / Elizabeth line station. Easy access to Primary, Secondary, Academy and Grammar Schools. Scope to extend further back and to the side (STPP).

Council Tax Band: E / EPC Rating: D



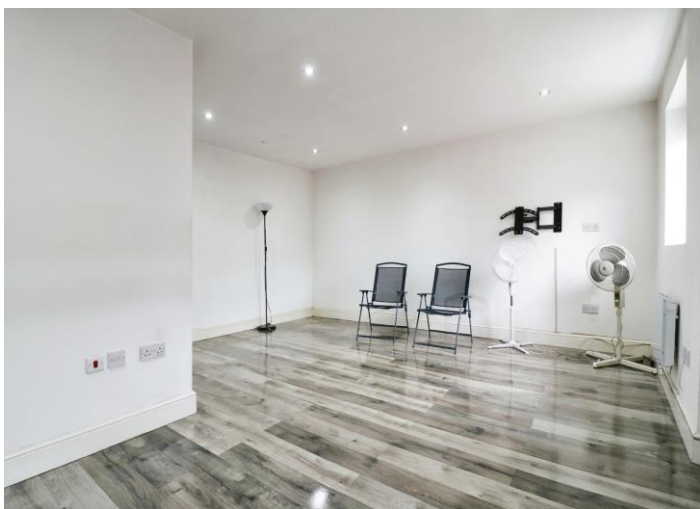
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Please contact the office to arrange a **FREE** property valuation on **01753 545555**



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**TOTAL: 134.3 m<sup>2</sup> (1,446 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.